



**AGENDA - REGULAR MEETING OF THE
BEDFORD PLANNING COMMISSION
CITY CONCOURSE
1402 H STREET BEDFORD, IN. 47421
Tuesday, December 9, 2025 @ 4PM**

LIVE STREAMING

VIA Facebook: www.facebook.com/bedford.in.gov

VIA YouTube: www.youtube.com/@CityofBedford-812/streams

**BEDFORD PLANNING
COMMISSION:**

MAYOR:

SAMUEL J CRAIG
ELECTED 4 YR. TERM

MEMBERS:

**MAYOR
APPOINTMENT:**

BYRON BUKER
1/5/2024-1/2/2028

STEVE KIMBLEY
1/11/2022-1/2/2026

SCOTT MOORE
1/5/2024-1/2/2028

WILLIAM MCFADDEN
1/11/2022-1/2/2026

KEVIN JONES
1/4/2024-1/2/2028

**COUNCIL
APPOINTMENT:**

CRAIG TURPEN
1/2/2025-1/3/2029

RICHARD BURTON
1/2/2025-1/3/2029

HEATH HAWKINS
1/5/2024-1/2/2028

Call to Order

Approval of Minutes for November 12, 2025

Old Business:

1. Public Hearing for Adam Chastain to do a minor subdivision of 628 I St into two parcels for the purpose of building two new homes. The property is zoned R3 and each parcel will be 6750 sq feet. Travis Norman to speak.
2. Public Hearing for It's Always Something, LLC, Jody Cobb, to reconfigure L & D Lot 10 50x180, L & D Lot 11 43x180 and L & D partial Lot 12 43x43 for a minor subdivision to become three lot. Lot 2 will be 50x130, 6500 sq feet. Lot 2A will be 50x130, 6500 sq feet. Lot 2B will be 43x130, 5590 sq feet. The properties are zoned PR with a minimum sq footage of 6000 sq. feet. The Board of Zoning granted a variance for lot 2B on 10/28/2025.
3. Public Hearing for James McCombs who is requesting a minor subdivision of 2801 North/South Poor Farm Rd into two parcels. One parcel will be 1.812 acres and the other parcel .656 acres (26,661 sq feet). Property is zoned R1.
4. Second Hearing for Kenny Blackwell who requests a major subdivision of Tract 3 in the Bedford Development Minor Subdivision Plat, located on Williams Park Dr and John Williams Blvd. The parcel is 5.66 acres and they request to subdivide it into 6 lots. The property is zoned I2
5. Final Hearing for Cole Sinclair to do a minor subdivision of parcel #47-06-15-200-012.002-010, Northeast corner of John Williams Blvd. and Bellback Rd. He wishes to divide that parcel into two lots. They wish to divide that parcel into two lots. The property is zoned B3. Travis Norman to speak. Request was tabled last month to allow more time to modify the stormwater easement on the southern part of the parcel.

6. Final Hearing for Janita & Brian Norris, DBA Chili Red Investments LLC, to rezone the property addressed at 2535 39th St. Bedford, IN 47421.
The property consists of parcels, 47-06-27-400-010.000-010, 47-06-27-430- 004.00-010, 47-06-27-430-010.00-010, and 47-06-27-430-007.000-010. The property is currently I2 and they wish to rezone the property to R3 to allow for townhomes.
Request was tabled last month so a complete set of plans could be submitted.

New Business:

1. Preliminary Hearing for DDC Wells, Inc who is requesting to rezone 1516 R St. from R-2 to B-1 for the purpose of using the existing building as office space. The existing building as been used for this purpose under a variance since July 1999, and was recently purchased by DDC Well, Inc. The property has (3) three parcels.
2. Preliminary Hearing for Belinda Hicks to rezone 1520 Clinic Dr. from I-2 to B-1.
The building on the property is currently being used as a home, and she would like to use the building for her catering business.

Discussion:

Adjournment:



1516 R St

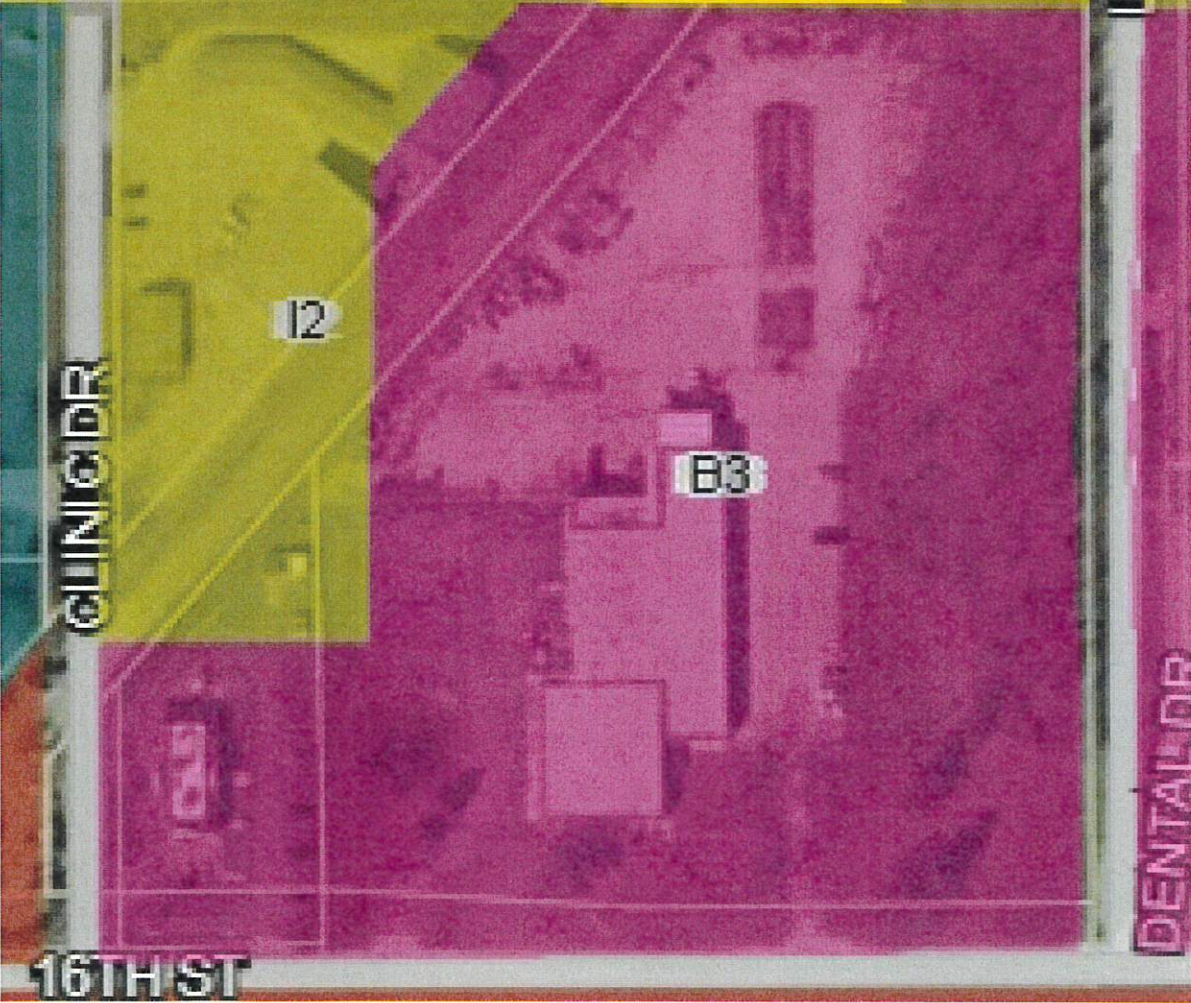
R2



12

1520
Clinia Dr.

LIMESTONE DR



12

B3

CLINIC DR

16TH ST

DENTAL DR

612-562-7804	
4051 ST. RUE 219 - EDDYDOW, IN - 47421	
215 S DACE ROAD - BROWNSTOWN, IN - 47320	
Date 12/7/2025	Drawn by LHM
File #25-597	Checked by TAN
	Sheet 1 of 1

